



Talbot County Planning Commission
Final Decision Summary
Wednesday, October 4, 2023 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton

Archived audio of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov/Meeting-Videos)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
James Corson
Paul Spies
William Boicourt

Staff:

Brennan Tarleton, Planning Officer
Bryce Yelton, Assistant Planning Officer
Andrew Nixon, Planner II
Mike Mertaugh, Assistant County Engineer
Jean Weisman, Sanitary District Administrator
Rebecca Guay, Commission Attorney
Andrew Meehan, Commission Attorney

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 am.

2. Decision Summary Review

September 6, 2023 —

Commissioner Spies moved to approve the September 6, 2023 Decision Summary as presented. Commissioner Strannahan seconded the motion.

Vote **5-0**

FOR: **5- Strannahan, Corson, Boicourt, Spies, Councill**

AGAINST: **0**

ABSTAIN: **0**

ABSENT: **0**

3. Old Business- None

*** Please note that the sequence was changed at the meeting. The sequence was as follows; 4a, 4b postponed, 4d, 4e, 4c, 4f and 4G. Public Comments for all Lakeside resolutions on the October 4, 2023 agenda are listed under; 4g Resolution 348.**

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4. New Business

- a. Applicant:** **Scott M. Asplundh, CO Trustee & Christopher H. Cumming, CO Trustee**
- File No:** **MCAV-23-9**
- Agent(s):** Lane Engineering, Sean Callahan
- Request:** Minor Critical Area Variance- Demolition of the dwelling and a replacement dwelling within a portion of the previous footprint. The development reflects a net decrease in lot coverage.
- Location:** 27006 Holly Harbor Ct, Oxford MD 21654
Tax Map 53, Parcel 119, Lot 14
- Zoning:** RR

Staff Presentation:
Bryce Yelton, Assistant Planning Officer

Applicant Presentation:
Sean Callahan, Lane Engineering
Keith Parks, Parks Enterprises LLC

Public Comment: None

Commissioner Boicourt moved that the Planning Commission recommend approval of Minor Variance # MVAC-23-9 for Scott M. Asplundh, CO Trustee &, CO Trustee & Christopher H. Cumming, at 27006 Holly Harbor Ct, Oxford MD 21654, subject to staff conditions. Commissioner Strannahan seconded the motion.

| | |
|-----------------|---|
| Vote | 5-0 |
| FOR: | 5- Councill, Corson, Strannahan, Spies, Boicourt |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 0 |

- b. Applicant:** **David and Judy Van Soest POSTPONED**
- File No:** **MCAV-23-8**
- Agent(s):** N/A
- Request:** Minor Critical Area Variance- Addition of garage. The development results in a small net reduction in the critical area coverage.
- Location:** 27440 Travelers Rest Circle, Easton MD 21601
Tax Map 41, Parcel 162, Lot 13
- Zoning:** RR

- c. Applicant:** Talbot County
- Request:** Resolution 338 – A resolution to amend the Talbot County Comprehensive Water and Sewer Plan (CWSP) for consistency

100 with discharge permit No. 19-DP-3460, issued by the Maryland
101 Department of the Environment on October 27, 2022 and to
102 require that any future expansion of the new Lakeside waste water
103 treatment plant shall require an amendment to the CWSP.

104 **Staff Presentation:**

105 Mike Mertaugh, Assistant County Engineer
106 Jean Weisman, Sanitary District Administrator

107
108 **Public Comment:**

109 Ryan Showalter, McAllister, DeTar, Showalter & Walker LLC
110 Reed Fawell
111 Tom Hughs
112 Alan Girard, Chesapeake Bay Foundation
113 Lisa Ghezzi
114 Lyndsey Ryan, Town Attorney for the Town of Trappe
115 Tom Alspach, Talbot Preservation Alliance
116 Matt Pluta, Choptank River Keeper, Shorerivers

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118 **Commissioner Boicourt moved that the Planning Commission find Resolution 338**
119 **as presented is not consistent with the Talbot County Comprehensive Plan; because**
120 **it refers to a map that needs reviewed; Planning Commission does endorse the idea**
121 **of a phased review and determine its consistency with the Comprehensive water and**
122 **sewer Plan. Commissioner Strannahan seconded the motion.**

123
124 **Vote** 3-2
125 **FOR: 3- Councill, Strannahan, Boicourt**
126 **AGAINST: 2- Corson, Spies**
127 **ABSTAIN: 0**
128 **ABSENT: 0**

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130 **d. Applicant:** Talbot County
131 **Request:** Resolution 345 – A resolution to amend the Talbot County
132 Comprehensive Water and Sewer Plan for the purpose of adding or
133 modifying the Talbot County capital project for fiscal years 2024
134 and 2025 to add a new capital project in the amount of \$12.0
135 million for the purpose of replacing and/or rehabilitating the Town
136 of Easton sewer collection system to mitigate inflow and
137 infiltration.

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139 **Staff Presentation:**

140 Mike Mertaugh, Assistant County Engineer
141 Jean Weisman, Sanitary District Administrator

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143 **Public Comment:** None
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145 Commissioner Spies moved that the Planning Commission certify Resolution 345 to
146 be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant
147 standards in accordance with Environment Article §9-506(a)(1) of the Maryland
148 Annotated Code. Commissioner Boicourt seconded the motion.
149

150 **Vote** 5-0
151 **FOR:** 5- Councill, Corson, Strannahan, Spies, Boicourt
152 **AGAINST:** 0
153 **ABSTAIN:** 0
154 **ABSENT:** 0
155

- 156 e. **Applicant:** Talbot County
157 **Request:** Resolution 346 – A resolution to amend the Talbot County
158 Comprehensive Water and Sewer Plan for the purpose of adding or
159 modifying the Talbot County capital project for fiscal years 2024
160 and 2025 to add a new capital project in the amount of \$8.0 million
161 for the purpose of replacing and/or rehabilitation the Region V
162 (Tilghman) sewer collection system to mitigate inflow and
163 infiltration.

164 **Staff Presentation:**
165 Mike Mertaugh, Assistant County Engineer
166 Jean Weisman, Sanitary District Administrator
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168 **Public Comment:** None
169

170 Commissioner Strannahan moved that the Planning Commission certify Resolution
171 346 to be consistent with the 2016 Talbot Comprehensive Plan and the seven
172 relevant standards in accordance with Environment Article §9-506(a)(1) of the
173 Maryland Annotated Code. Commissioner Corson seconded the motion.
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175 **Vote** 5-0
176 **FOR:** 5- Councill, Corson, Strannahan, Spies, Boicourt
177 **AGAINST:** 0
178 **ABSTAIN:** 0
179 **ABSENT:** 0
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- 181 f. **Applicant:** Talbot County
182 **Request:** Resolution 347 – A resolution to amend the Talbot County
183 Comprehensive Water and Sewer Plan to provide the equivalent
184 dwelling units for all phases of the Lakeside Development.

185 **Staff Presentation:**
186 Mike Mertaugh, Assistant County Engineer
187 Jean Weisman, Sanitary District Administrator
188

189 **Public Comment:**
190 Ryan Showalter, McAllister, DeTar, Showalter & Walker LLC

191 Howard Snyder
192 Tom Alspach, Talbot Preservation Alliance
193 Alan Girard, Chesapeake Bay Foundation
194 Lyndsey Ryan, Town Attorney for the Town of Trappe
195

196 **Commissioner Strannahan moved that the Planning Commission postpone**
197 **Resolution 347. Commissioner Corson seconded the motion.**
198

199 **Vote** 5-0
200 **FOR:** 5- Councill, Corson, Strannahan, Spies, Boicourt
201 **AGAINST:** 0
202 **ABSTAIN:** 0
203 **ABSENT:** 0
204

205 **g. Applicant:** Talbot County
206 **Request:** Resolution 348 – A resolution regarding the Talbot County
207 Comprehensive Water and Sewer Plan to clarify and confirm the
208 water and sewer classifications of certain parcels incorrectly shown
209 in Exhibits A and B to resolution 281, as amended.

210 **Staff Presentation:**

211 Mike Mertaugh, Assistant County Engineer
212 Jean Weisman, Sanitary District Administrator
213

214 **Public Comment:**

215 Ryan Showalter, McAllister, DeTar, Showalter & Walker LLC
216 Tom Alspach, Talbot Preservation Alliance
217 Karen Bowles
218 Lisa Ghezzi
219 Matt Pluta, Choptank River Keeper, Shorerivers
220 Mike McConnell
221 Lyndsey Ryan, Town Attorney for the Town of Trappe
222 Robert Roach
223 Michael Pullen
224 Sarah Claggett
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226 **Public Comment Written:**

227 Tom Sanders
228 Penelope Cripps
229 Karen Bowles
230 Jay and Judy Anglada
231 Dirck Bartlett
232 Connie Lauffer
233 Clayton Fisher
234 Bob Wenneson
235 Bob Flower
236 Brenda Early

237 Michael Pullen
238 Mike and Margot McConnel
239 Katharine Petzold
240 Dan Watson
241 Susan Dupont
242 Monica Otte
243 Lorraine Claggett
244 Larry Claggett
245 Laura Claggett
246 Elizabeth Sterling
247 Robert Strannahan

248
249 **Commissioner Boicourt moved that the Planning Commission find Resolution 348 is**
250 **not consistent with the Talbot County Comprehensive Plan based on needed**
251 **corrections and the addition of the entire Lakeside to the map. Commissioner**
252 **Strannahan seconded the motion.**

253
254 **Boicourt withdrew the motion. Commissioner Strannahan seconded the motion to**
255 **withdraw.**

256
257 **Commissioner Boicourt moved that the Planning Commission postpone Resolution**
258 **348 due to confusing matters that have not been addressed and to wait until**
259 **Councils decision or decisions by the county to fix the maps. Commissioner**
260 **Strannahan seconded the motion.**

261
262 **Vote** **5-0**
263 **FOR: 5- Councill, Corson, Strannahan, Spies, Boicourt**
264 **AGAINST: 0**
265 **ABSTAIN: 0**
266 **ABSENT: 0**

- 267
268 **5. Discussion Items – None**
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270 **6. Staff Matters –**
271 Current positions open; Compliance Officer, Zoning Technician and Housing
272 Coordinator
273
274 **7. Work Sessions –**Commissioner Councill request a joint meeting between the Planning
275 Commission, the Talbot County Council and if possible the Public Works Advisory
276 Board to review and discuss the Lakeside Development and the Talbot County
277 Comprehensive Water and Sewer Plan.
278
279 **8. Commission Matters– None**
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281 **9. Adjournment–** Commissioner Councill adjourned the meeting at 12:55 pm.